

Substantive response of the Local Highway Authority to a planning consultation received under The Development Management Order.



Response provided under the delegated authority of the Director of Environment & Transport.

APPLICATION DETAILS:

Planning Application Number: 23/00518/FUL

Highway Reference Number: 2023/0518/04/H

Application Address: 102 Main Street Nailstone Nuneaton Leicestershire CV13 0QB

Application Type: Full

Description of Application:

Barn conversion to form new dwelling, erection of new dwelling, extension of existing dwelling to provide an annex, replacement roof and associated works.

GENERAL DETAILS

Planning Case Officer: Sullivan Archer

Applicant: Beeston

County Councillor: Bertie Harrison-Rushton

Parish: Nailstone

Road Classification: Class A

Substantive Response provided in accordance with article 22(5) of The Town and Country Planning (Development Management Procedure) (England) Order 2015:

The Local Highway Authority does not consider that the application as submitted fully assesses the highway impact of the proposed development and further information is required as set out in this response. Without this information the Local Highway Authority is unable to provide final highway advice on this application.

Advice to Local Planning Authority

Background

The Local Highway Authority (LHA) has been consulted on an application for a barn conversion to form new dwelling, erection of new dwelling, extension of existing dwelling to provide an annex, replacement roof and associated works at 102 Main Street, Nailstone, Nuneaton.

Site Access

The Applicant proposes to utilise the vehicular access off Main Street which is a C classified road subject to a 30mph speed limit. The submitted Application Form indicates that no alterations are proposed to the existing access arrangements.

Proposed Block Plan & Roof Plan (drawing no. 8748 03 05) shows the access width to be 3.18m. This is substandard in relation to with Figure DG17 of Part 3 of the Leicestershire Highway Design

Guide (LHDG) which states that for two to five dwellings the access width should measure 4.25m for a minimum distance of 5m behind the highway boundary with an additional 0.5m if bounded by a wall, fence, hedge, line of trees or other similar obstruction on one side, 1m if bounded on both sides.

However, the LHA previously advised approval subject to conditions on application 17/00367/FUL on 5th July 2017, which was for a similar scale of development utilising the existing access off Main Street. The LHA therefore would not seek to resist the access off Main Street.

The Applicant has stated within the submitted Design & Access Statement that the Access off Ibstock Road (A447) into the development will be permanently ceased. However, after reviewing drawing Proposed Block Plan & Roof Plan (drawing no. 8748 03 05), the field access is maintained. The LHA therefore request clarity as to whether the field access is to be maintained. If the field access is to be maintained then the LHA requests clarity as to what vehicles would use the access, along with a drawing demonstrating swept path analysis of the largest vehicle expected to enter and egress the site in all directions. It should be noted that given the nature of Ibstock Road (an A classified road subject to a 50mph speed limit), the LHA advises that it initially has concerns with the proposed access arrangements given the sharp bend immediately behind the highway boundary. It should therefore also be demonstrated as part of the swept path analysis that the vehicle does not cross the centre line of the carriageway when entering/ egressing the site and that two vehicles could pass side by side at the access.

Following provision of the above information, the LHA will give further consideration to the site access arrangements.

Highway Safety

1 Personal Injury Collision (PIC) has been recorded in the locality in the last five years that occurred within 500 metres in either direction of the existing accesses. This was classified as 'slight' in severity and occurred on the A447 at the crossroads with Barton Lane and Main Street. The LHA has considered the circumstances of the above PIC and is satisfied that the development proposal would not exacerbate the likelihood of further such incidents occurring.

The acceptability of the proposals would, however, be contingent on the delivery of a safe and suitable access as required by the National Planning Policy Framework (2021).

Internal Layout

The Applicant has demonstrated a total of 12 off road parking spaces on the Proposed Block Plan & Roof Plan (drawing no. 8748 03 05) including 2 double garages. The LHA are satisfied that the size and layout of parking spaces are in accordance with Figure DG13 of Part 3 of the LHDG.

The LHA has reviewed the drawing Barn Conversion, Annex Extension & New Dwelling (drawing no. 8748 03 10) and is satisfied that the measurements of 6.85m by 6.85m meet the requirements set out in the LHDG.

Date Received
8 June 2023

Case Officer
Harry McNicholas

Reviewer
BD

Date issued
29 June 2023